

COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING
SERVICES

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s) MHRB - 2015-0011
Date Filed 3/27/15
Fee \$ 600.00
Receipt No. PRJ-006640
Received by BK

Office Use Only

MHRB APPLICATION FORM

Name of Applicant MICHAEL ST. JOHN	Name of Property Owner(s) MICHAEL ST. JOHN MARIA TERESA A. SUAREZ	Name of Agent JOE ODEGARD
Mailing Address P.O. Box 338 MENDOCINO, CA 95460	Mailing Address ←	Mailing Address Box 984 MENDOCINO 95460
Telephone Number 707-937-3711	Telephone Number ←	Telephone Number 937-5774

Assessor's Parcel Number(s)
119-214-06

Parcel Size <input checked="" type="checkbox"/> Square Feet ~ 6,360 <input type="checkbox"/> Acres	Street Address of Project 45351 CALPELA ST. MENDOCINO
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TYPE OF DEVELOPMENT
(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other. **RESTORATION & IMPROVEMENT OF EXISTING OUTBUILDING**

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

- For demolition, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- For new signs, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- For new copy on existing signs, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- For exterior painting, describe existing and proposed colors. Provide paint chips for proposed colors.
- For exterior lighting, include description/detail of fixtures and indicate locations on the site plan.
- For new construction, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- For walkways, driveways, paving and grading, provide dimensions, location and materials.

SEE ATTACHED

2. If the project includes new construction, please provide the following information:

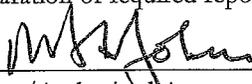
NA

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? _____ sq. ft.
- What is the total floor area (internal) of all structures on the property? _____ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? _____ sq. ft.

If you need more room to answer any question, please attach additional sheets

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



Owner/Authorized Agent

3/15/15

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 3/25/15


Applicant

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PROJECT DESCRIPTION / APPLICANT'S STATEMENT:

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FORTY-GUEST

We propose to move slightly and to substantially remodel/rebuild an existing guest cottage at the SE corner of the property. The following topics seem relevant:

1. **History of the building:** We were told by the prior owner's realtor on purchase that the building, originally a chicken coop, was made into a guest cottage sometime in the middle of the 20th century. There are no records of its creation. The conversion appears to have been accomplished without permits, but it is our understanding that the building is considered "grandfathered-in" as a guest cottage. The windows are non-historic, being in one case an aluminum sliding window and in two other cases being fixed sheets of glass. There are two doors, both with divided lights, one a "Dutch door". Investigations at Kelley House have not revealed any mention of the building. There are no historic photos of the building that we know of.
2. **Visibility:** The building cannot be seen from Calpella Street, and can only with difficulty be seen from Carlson, Heeser, or Ukiah. It is on the interior corner of the lot, screened by buildings, trees, and fences.
3. **Relationship of the existing building to the proposed building:** Same footprint shifted 2' west and 1' north so that there will be 2' clearance to the property line at the east and south, whereas at present the building is on the east property line and practically on the south property line. The roofing now is roll roofing; we propose to use recycled redwood barn shingles. The new building will appear similar to the existing, but with a 8 in 12 gable roof whereas the existing roof is a shed roof at 2.5 in 12. The existing siding is redwood v-groove ship-lap siding available from the 1950s forward. We propose to use locally milled rough redwood board and batten siding with all-redwood trim. The window and door locations will shift in ways depicted on the drawings. Like the existing building, the siding on the new building will be unpainted. (The siding will be treated, as siding commonly was historically, with boiled linseed oil.) Doors and windows will be painted dark blue-gray (Philipsburg Blue).
4. **Condition of the existing building:** The existing building is beetle-infested, has considerable dry-rot, and is structurally unsound. It is on piers. There is no perimeter foundation. It is therefore vulnerable to earthquake damage. The framing is irregular and there is little or no shear value to the siding, which is deteriorating badly. While we will use any of the existing framing that is undamaged, it is unlikely that more than a token amount will be salvageable.
5. **Materials:** For roofing we propose to use weathered barn roof shingles saved from a demolished building in Pt. Arena, and for siding we propose to use rough redwood board and batten siding with rough redwood trim. The siding and trim will be milled locally by Anderson's Alternatives. Gutter and downspouts will be copper. Wood doors and windows will be painted dark blue-gray (see samples).

“Windows are typically tall, double hung, wood frame windows.” We propose to use tall, double-hung, wood frame windows.

“The design of the roof shall be compatible with the architectural style and character of the subject structure and shall not detract from landmark structures in the district.” We see the roof design as of particular importance, bringing a non-conforming building into conformance with the architectural character of Mendocino. A truly historic shed would not have 2.5 in 12 roof pitch.

“Roofing materials must be compatible with surrounding buildings. Wood materials are encouraged. Roll roofing ... is not appropriate.” We propose to use redwood barn shingles on the new building, in contrast to the roll roofing on the existing building.

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PLANNING & BUILDING SERV
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45351 CALPELLA STREET
GUEST COTTAGE REMODEL APPLICATION
LOT COVERAGE ANALYSIS

BUILDINGS:

House	1,426
Gargage	747
Barn	158
Guest Cottage	404
	<hr/>
	2,735

DECKS & WALKWAYS:

At guest cottage	70
At house South	92
At house North	80
At house East	85
	<hr/>
	327

Total Lot Coverage	3,062
Total Lot	6,360
Lot Coverage	48.1%

Note: Project proposes no change to lot coverage except code-required entry deck

Note: Computed lot coverage differs from 2003 calculations because 2003 calculations didn't include eaves, whereas we understand that eaves should be included.

Note: 2003 lot coverage calculations used nominal 10x30=300 sq. ft. for the guest cottage, whereas the guest cottage is actually closer to 11 x 31, or 340 sq ft, and with eaves 404 sq ft.

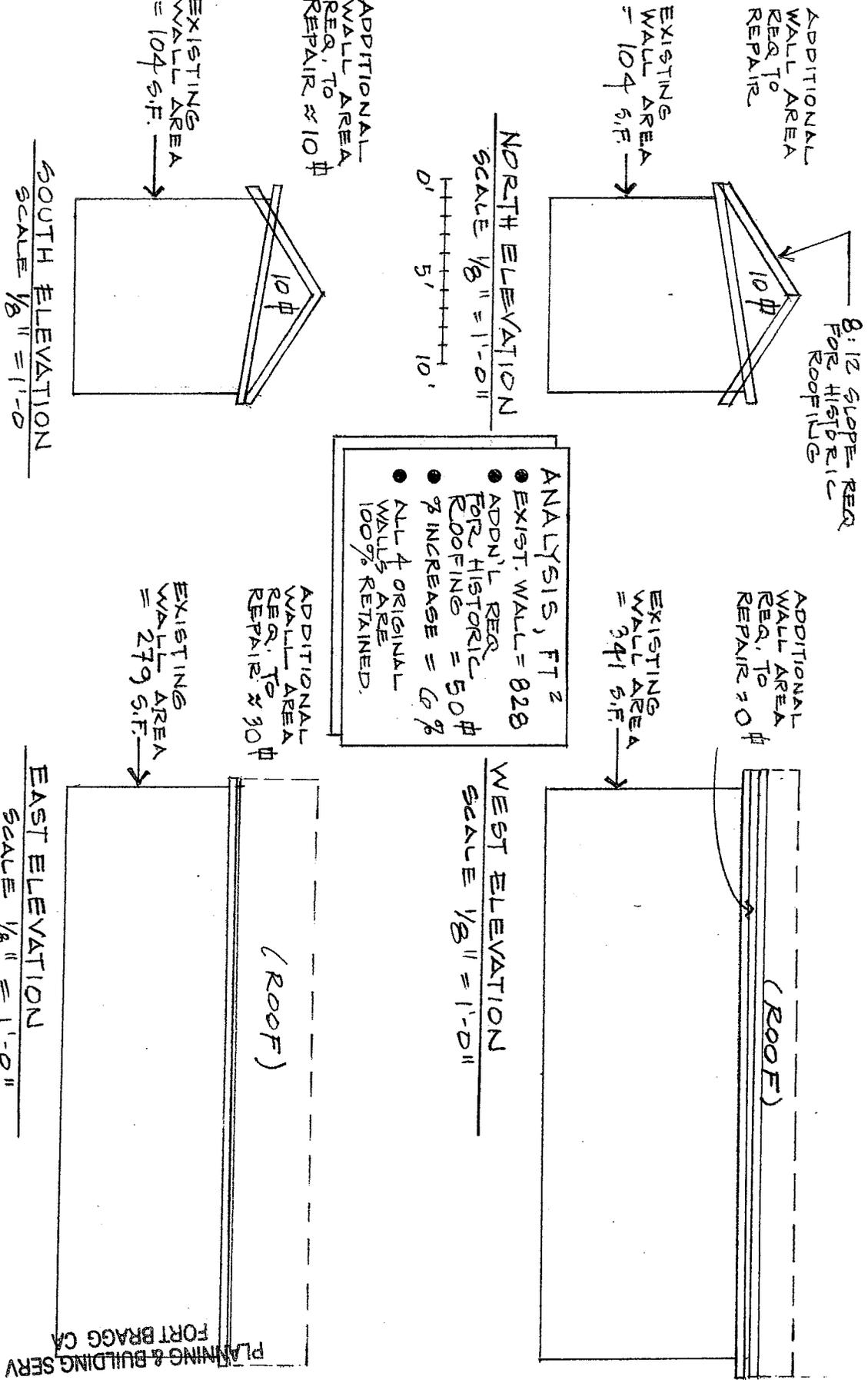
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PLANNING & BUILDING SERVICE
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The Restoration & Improvement of an Existing Outbuilding for Michael St. John

ADDITIONAL APPLICATION INFO, MARCH 31, A.D. 2015. REVISED MAY 1, 2015. JOE DEARDORF, ARCHITECT.



THE ORIGINAL BUILDING WILL NOT BE TORN DOWN AS PART OF THIS PROJECT.

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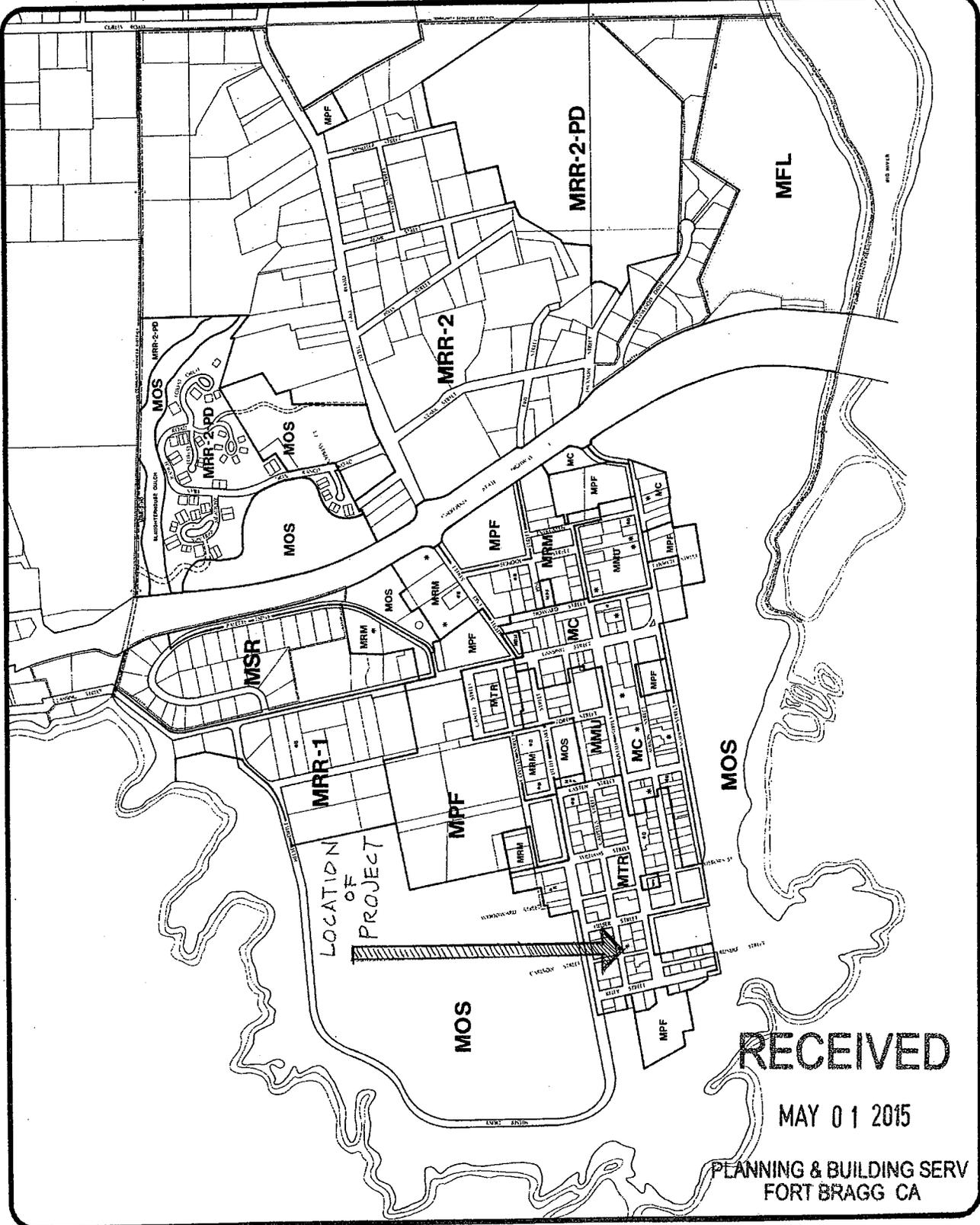
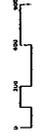
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MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
January 24, 1995

The Mendocino Planning & Building Service is a public agency created by the Mendocino County Board of Supervisors. It is a public agency created by the Mendocino County Board of Supervisors. It is a public agency created by the Mendocino County Board of Supervisors.



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PHOTOS OF EXISTING CONDITIONS, WITH CAPTIONS



1. Existing North elevation of the guest cottage, showing the aluminum sliding window, and the shallow roof pitch draining East onto the neighbor's property.



2. Existing door at the North-West corner of the guest cottage. The non-code steps with no landing are visible beyond the calla lily.



3. The top of the non-code steps. In addition to being non-code, they are weak.



4. The East side of the guest cottage is shown here; visible are: rotten and missing siding, exposed studding, lack of any real foundation, too-high ground level, and a ground slope which drains water right under the building. All these defects will be made good by this project.

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State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other
Review Code
Reviewer

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FORT BRAGG CA

Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Mendocino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad SE/4 Fort Bragg Date 1960/1978 T 17N ; R 17W ; of por. of
Sec 30 ; B.M.

c. Address 45351 Calpella Street City Mendocino Zip 95460

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
PN: 119-214-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property contains four structures: 1) the house, 2) the garage, 3) a small barn, and 4) a guest cottage (the building relevant to this application). The house, originally built in the late 1890s, was categorized as "Category III" when the historic district was formed because of non-historic shed roof additions to the south and a non-historic entry to the north. The house was thoroughly remodeled with MHRB approval in 2004-5. The remodeled house retained the footprint and the saltbox shape of the original structure. The garage was rebuilt at that time to its original size and shape. The barn was remodeled by the owner in 2010 to retain the original materials, size, shape, and roof pitch, a project intended to comply with historic standards of restoration. Little is known about the occupants of the property. It was purchased by the current owners from the Stockwell family in 2003. (See continuation sheet)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

PHOTOS OF EXISTING CONDITIONS, WITH CAPTIONS



1. Existing North elevation of the guest cottage, showing the aluminum sliding window; and the shallow roof pitch draining East onto the neighbor's property.

2. Existing door at the North-West corner of the guest cottage. Some non-code steps with no landing are visible beyond the calla lily.



4. The East side of the guest cottage is shown here; visible are: rot and missing siding, exposed studs, lack of any real foundation, too-high ground level, and a ground slope which drains water right under the building. All these defects will be made good by this project.



3. The top of the non-code steps, in addition to being non-code, they are weakened by decay.

*P3b. Resource Attributes: (List attributes and codes) HP2-Single Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession#) N. face guest cottage

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

Unknown - late 19th century

*P7. Owner and Address:

M. St. John & M. T. Alvarez,
45351 Calpella Street
Mendocino, CA 95460

*P8. Recorded by: (Name, affiliation, and address)

Michael St. John, Owner

*P9. Date Recorded: 5/1/15

*P10. Survey Type: (Describe)
informal

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
none

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

CONTINUATION SHEET

Property Name: _____

Page _____ of _____

The Stockwell family had owned it for many years, but had lived elsewhere for many years - somewhere in the mid-west, as I recall. The house was tenant-occupied at the time of purchase in 2003 by a person (now deceased) who had lived there for many years. The guest cottage, vacant at time of purchase, had been occupied by various occupants over the years. We were told on purchase that one of the Stockwell sisters lived there at one time.

The house is called the "Lazarus House", a name also applying to another property – 45300 Ukiah Street. The Calpella Street property was purchased by Charles F. Lazarus in 1893 and 1894, being at that time two 40' x 80' parcels. It seems probable that the house was built thereafter because the house straddles the line between the two lots, but there is no record of the construction date. Nor is it known when the garage or the barn were built. The barn appears to be "historic", having redwood framing, siding, and roof shingles. The house and the barn do show on the Sanborn map for 1898, so they must have been built between 1894 and 1898.

The guest cottage, said to have been remodeled from a chicken coop and a woodshed, doesn't look historic. Its siding is of a design common from the 1950s. The guest cottage doesn't appear on the Sanborn Maps dated 1898 and 1909, although the house, barn, and garage do show on those maps. The roof is 2.5 in 12, a slope too low for wood shingles. One window is an aluminum slider. There are no records indicating when the coop was remodeled into a cottage, but the conversion most likely happened in the 1950s or 1960s. The Sears Roebuck Company compact kitchen unit (sink, refrigerator, and stove top) is of post-war design.

See also Applicants Statement for additional information.

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State of California Natural Resources Agency Resource Name or # (Assigned by recorder)
*Recorded by: _____ *Date _____ Continuation
 Update



House, 45351 Calpella Street,
Mendocino California 95460



Garage, 45351 Calpella Street,
Mendocino California 95460

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State of California Natural Resources Agency Resource Name or # (Assigned by recorder)
*Recorded by: _____ *Date _____ Continuation
 Update



Barn, 45351 Calpella Street,
Mendocino California 95460

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State of California - The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____
 Page _____ of _____

B1. Historic Name: Lazarus House
 B2. Common Name: none
 B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: House: Historic, Saltbox Guest Cottage: nondescript, non-historic

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Original construction of house late 1800s. House received various non-historic additions over the years and was substantially rebuilt/remodeled 2004-5. Guest Cottage was originally constructed as a chicken coop, then converted to guest cottage in the 1950s(?) House has historic features: roof slope, historic siding, etc. Guest cottage has non-historic features: sliding aluminum window, 2.5 in 12 roof slope, non-historic roof covering, non-historic siding, etc.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
 Barn is of historic design and materials. Garage retains historic shape, roof pitch, and siding.

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Historic Town Area Town of Mendocino, "Portuguese Flat"
 Period of Significance 1800s-1900s Property Type Residence Applicable Criteria _____
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is one of many in the town of Mendocino with historic significance. There are no precise records, but the house was probably built between 1894 and 1898. The house having been substantially changed over the years by various non-historic additions, the property was called a Category III when the historic district was formed, but the barn at the SW corner of the property appears to be original. The barn was substantially renovated to historic standards in 2010. The guest cottage, in contrast, while it had historic origins, is not "historic". Neighbors say that it was originally built as a chicken coop. The removal of siding on the East side has revealed that the building was originally 10' x 20', becoming 10' x 30' at a later date, possibly with the addition of a woodshed. In the 1950s or thereabouts the building was made into a guest cottage by the addition of windows, doors, and non-historic siding.

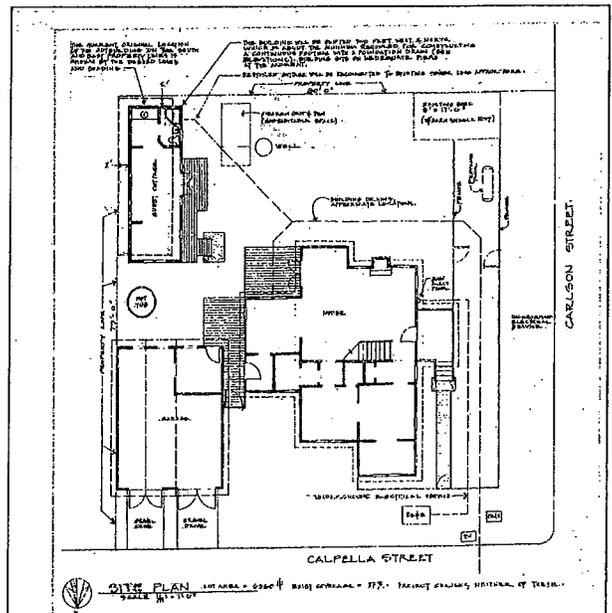
B11. Additional Resource Attributes: (List attributes and codes) (HP2)-Single Family Property

*B12. References: no relevant references found in Kelley House Research Office.

B13. Remarks:
 A visit to Kelley House Research Office revealed no documents or photos of the property.

*B14. Evaluator: Michael St. John (owner)
 *Date of Evaluation: 5/1/15

(This space reserved for official comments.)
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HC

4B

HC-157

narragansett green

4B

HC-158

newburg green

**“Phillipsburg Blue”
(doors and windows only)**

3B

HC-159

phillipsburg blue

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narragansett green

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newburg green

**“Phillipsburg Blue”
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phillipsburg blue

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narragansett green

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newburg green

**“Phillipsburg Blue”
(doors and windows only)**

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HC-159

phillipsburg blue

